

5/18/09 - Monday, May 18, 2009

**CITY OF EAU CLAIRE
PLAN COMMISSION MINUTES**

Meeting of May 18, 2009

City Hall, Council Chambers

7:00 p.m.

Members Present: Messrs. FitzGerald, Kayser, Duax, Hibbard, Larson, Pearson, Buchanan, Seymour

Staff Present: Messrs. Tufte, Reiter, Genskow, Fieber

The meeting was chaired by Mr. Kayser.

1. ELECTION OF OFFICERS “ Chair, Vice-Chair, and Secretary

Mr. FitzGerald moved to nominate Mr. Kaiser Chair of the Plan Commission. Mr. Larson seconded and the motion carried.

Mr. Hibbard moved to nominate Mr. Kayser as Vice-Chair of the Plan Commission. Mr. Duax seconded and the motion carried.

Mr. Larson moved to nominate Mr. Seymour as the Secretary of the Plan Commission. Mr. FitzGerald seconded and the motion carried.

2. CONDITIONAL USE PERMIT (CZ-0910) “ T-Mobile Cell Tower, 2522 Mondovi Road

T-Mobile has submitted a request to allow a public utility cell tower at 2522 Mondovi Road. The proposed tower will be a 185TM tall monopole cell tower with associated ground equipment within a fenced enclosure. The site plan shows the tower at a 67TM setback from Mondovi Road. There will be an 8TM high chain link fenced enclosure with 3 strands of barbed wire. Mr. Tufte reviewed the improved coverage for the central part of the City with the new tower. T-Mobile has submitted letters indicating no other location available within the area.

Ron Gunderson, representing T-Mobile, spoke in support. The 8TM high fence and barbed wire are for security of the equipment within the enclosure.

No one appeared in opposition.

Mr. FitzGerald moved to approve the conditional use permit with the conditions listed in the staff report. Mr. Pearson seconded and the motion carried.

3. GENERAL SITE DEVELOPMENT PLAN (PZ-0705 AMD.) “ Carson Park Sign

Mr. Tufte presented a recommendation from the Waterways and Parks Commission to amend the General Site Development Plan, which allowed the installation of the existing entrance sign on Menomonie Street. Condition #3 of the approval restricted advertising only to events within the park. The Parks, Recreation, and Forestry Department now wishes to amend this condition to permit advertising of community events occurring at other City-owned facilities. Mr. Fieber stated that although this may generate more income and use of the sign, the real purpose is to advertise City events, such as Arbor Day or Earth Day, which do not specifically occur at Carson Park or other City-sponsored events open to the public held at other facilities. A memo from the City Attorney provides legal advise on the operation as per City Code and offers examples of possible users.

Mr. Buchanan moved to recommend approval of the amendment to the operation of the Carson Park sign. Mr. FitzGerald seconded and the motion carried.

4. GENERAL SITE DEVELOPMENT PLAN (PZ-0904) “ Airport Parking Lot

Mead & Hunt has submitted a site plan for expansion of the parking lot at the Chippewa Valley Regional Airport. The project expands the existing parking lot to the south, with access drives moved further south to allow room for the expansion. The existing total of parking spaces is 337. The new total will be 448 spaces. Drainage for the lot will still be directed to the existing storm water detention area to the east of the lot. New lighting fixtures will replace the existing system. Mr. Tufte noted that no landscaping plan was submitted. A new landscaping requirement was approved this year by City Council, which requires additional shade trees within large parking lots to address appearance and œheat islands. Mr. Tufte provided an example how this could be provided.

Mr. Duax>

Brian Page, Mead & Hunt, stated that the airport is a 24-hour operation and it would be difficult to clear snow in the winter with landscape islands within the lot. There are height limitations on light poles and also trees. Security is a concern and trees will obstruct security camera views of the area. The proposed conditions would require from 130 to 140 trees to be planted. This added cost with the control islands could add \$20,000 to the project. The state and federal funding agencies generally do not participate in landscaping costs. They are expecting bids to be due on June 18. Mr. Page proposed to provide alternate plans to staff for review.

Mr. Buchanan moved to approve the site plan with the conditions listed in the staff report, adding another condition that additional trees be provided along Starr Avenue and on the entrance drive in accordance with street tree requirements. Mr. FitzGerald

seconded the motion.

Mr. Buchanan stated that this is an important test to bring this location up to standards. The airport is often the first and last thing visitors see when coming to Eau Claire.

Mr. Hibbard questioned the need for more parking at the airport and asked for information justifying the expansion.

Mr. Larson moved to postpone consideration for two weeks to allow applicant to submit alternative plans for landscaping. Mr. Pearson seconded and the motion carried. Mr. Hibbard voted no.

5. CERTIFIED SURVEY MAP (CSM-0-09) “ W. Cameron Street, Town of Union

Mr. Hibbard left the chambers because of potential conflict issue.

Hiess-Loken & Associates has submitted a Certified Survey Map to reconfigure two existing lots located on the south side of W. Cameron Street, across from Dorret Road, in the Town of Union. The existing Lot 1 had a residence, which was removed, and is zoned residential. Lot 2 has a car museum and is zoned commercial, with the south portion zoned residential. The proposed reconfiguration will follow the zoning lines. The new larger residential lot will allow a new residence to be built fronting Sunset Drive rather than Cameron Street. The reconfiguration does not result in new lots.

Mr. FitzGerald moved to approve the Certified Survey Map. Mr. Buchanan seconded and the motion carried.

6. FUTURE AGENDA ITEM

Mr. Duax reported the results of the City Council™s action on the billboard leases in the downtown and Harding Avenue hill. The City will wait until the leases expire. The Plan Commission may want to consider establishing standards for allowing signs and advertising signs on public property since there are none at this time. It was the consensus of the Plan Commission to have staff prepare a discussion item on this topic.

7. MINUTES

The minutes of the meeting of May 4, 2009, were approved.

Joseph Seymour
Secretary